

## 5.3/201 Spring Street, Melbourne Vic 3000



**2 Bed 2 Bath 1 Car**  
**Rooms:** 3  
**Property Type:** Apartment  
**Indicative Selling Price**  
 \$750,000 - \$800,000  
**Median House Price**  
 Year ending December 2021:  
 \$501,900

## Comparable Properties



### 4308/22-24 Jane Bell Lane, Melbourne 3000 (REI)

**2 Bed 1 Bath 1 Car**  
**Price:** \$752,000  
**Method:** Expression of Interest  
**Date:** 25/12/2021  
**Property Type:** Apartment  
**Agent Comments:** Modern apartment in high rise development



### 2010/27 Little Collins Street, Melbourne 3000 (VG)

**2 Bed 1 Bath 1 Car**  
**Price:** \$800,000  
**Method:** Private Sale  
**Date:** 15/11/2021  
**Property Type:** Apartment  
**Agent Comments:** Contemporary apartment in large development



### 504/336 Russell Street, Melbourne 3000 (VG)

**2 Bed 1 Bath 1 Car**  
**Price:** \$810,000  
**Method:** Sale  
**Date:** 10/09/2021  
**Property Type:** Flat/Unit/Apartment (Res)  
**Agent Comments:** Contemporary apartment in old police station development

## Statement of Information

### Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

#### Property offered for sale

Address  
Including suburb or  
locality and postcode

5.3/201 Spring Street, Melbourne Vic 3000

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$750,000 & \$800,000

#### Median sale price

Median price \$501,900 Unit x Suburb Melbourne

Period - From 01/01/2021 to 31/12/2021 Source REIV

#### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

| Address of comparable property                | Price     | Date of sale |
|---|-----------|--------------|
| 4308/22-24 Jane Bell Lane, MELBOURNE 3000     | \$752,000 | 25/12/2021   |
| 2010/27 Little Collins Street, MELBOURNE 3000 | \$800,000 | 15/11/2021   |
| 504/336 Russell Street, MELBOURNE 3000        | \$810,000 | 10/09/2021   |

This Statement of Information was prepared on:

02/02/2022 09:12